



4 Bedroom Detached House

Watermint Close, Cannock

Asking Price Of £325,000



REDSTONES

SUMMARY An immaculate four bedroom detached home in the sought after location of Wimblebury in Cannock. The modern accommodation comprises of an entrance hallway, lounge, dining area, fitted kitchen, utility area, reception room, guest WC and conservatory. Upstairs are four bedrooms, en-suite shower room and family bathroom. The property benefits from central heating, UPVC double glazed windows, enclosed rear garden, block paved driveway offering ample parking and no upward chain. Energy rating C.

HALLWAY Having UPVC door to front, wood effect laminate flooring, radiator, stairs off, doors to guest WC, kitchen and lounge.

LOUNGE 16' 4" x 11' 1" (5.0m x 3.4m) Having wood effect laminate flooring, window to front, radiator, feature fire place with gas fire, arch to dining area.

DINING AREA 9' 6" x 9' 2" (2.9m x 2.8m) Having wood effect laminate flooring, radiator, patio door to conservatory, door to kitchen.

KITCHEN 10' 2" x 9' 6" (3.1m x 2.9m) Having wood effect laminate flooring, window to rear, contrasting wall and base units with cupboards and drawers under, inset stainless steel sink with mixer tap over, plumbing for washing machine, appliance space, arch to utility.

UTILITY 6' 6" x 5' 2" (2.0m x 1.6m) Having tiled flooring, radiator, door to rear garden, contrasting wall and base units with cupboards under, inset stainless steel sink with mixer tap over, door to reception room.

RECEPTION ROOM 16' 0" x 7' 6" (4.9m x 2.3m) Having wood effect laminate flooring, window to front, radiator.

GUEST WC Having wood effect vinyl flooring, window to front, radiator, WC, wash hand basin.

STAIRS / LANDING Having carpet, doors off, cupboard with Powermax boiler.

BEDROOM ONE 17' 4" x 10' 2" (5.3m x 3.1m) Having carpet, window to front, radiator, built in wardrobes, door to ensuite.

ENSUITE 6' 2" x 4' 11" (1.9m x 1.5m) Having wood effect vinyl flooring, window to front, radiator, WC, wash hand basin, shower cubicle.

BEDROOM TWO 9' 10" x 7' 10" (3.0m x 2.4m) Having carpet, window to rear, radiator, built in wardrobes.

BEDROOM THREE 8' 10" x 7' 10" (2.7m x 2.4m) Having carpet, window to front, radiator, built in cupboard.

BEDROOM FOUR 8' 6" x 7' 10" (2.6m x 2.4m) Having carpet, window to rear, radiator.

BATHROOM 6' 6" x 5' 2" (2.0m x 1.6m) Having wood effect vinyl flooring, window to rear, radiator, WC, wash hand basin, bath with shower tap attachment and shower screen.

OUTSIDE Having block paved driveway to front and an enclosed rear garden with patio and lawn.

VIEWING, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

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TENURE, our vendors have verbally advised us that the property is freehold. As Redstones have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

SERVICES, our vendors have advised us that mains gas, electricity and drainage are available at the property, subject to normal regulations.

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.